

City Of McKinney, Texas
Planning Department Submittal Application

January 11, 2016 - revised

Re: Letter of Intent for PD Zoning

Vintage Place

The property is located SE Corner of Graves St. and Rockhill Rd and extending south to frontage North side of Yosemite Place, East of 509S. Graves St.

Total acreage: 12.06

I am requesting the zoning for a planned development garden home district for our 12.06 acre site. This site is located between the older historic urban fabric of McKinney to the East, and the newer vehicular oriented types of development to the West including large churches and the high school. The site lies within the Town Center District and thus replication of the street patterns, architectural patterns, and setbacks are appropriate in this context. Also, the proposed development is intended to appeal to residents who would choose as often to walk or bike as drive to the town square. The proposed PD district allows for a variety of moderately sized lot sizes and common open space. A homeowners association will maintain and insure property values by enforcing community-specific rules and providing care for private common areas. The architectural styles of the houses shall feature styles prevalent between 1915 and 1940 in American cities. Houses will orient to the front streets with architectural features such as front porches, or other embellishments known as "gifts to the street". These elements are allowed to project or encroach into the front yard setbacks to provide a more urban pedestrian scaled walking experience. As suggested in the name "Vintage Place" the style of architecture will compliment the Historic District of McKinney.

I have attached several pictures of homes that are examples of the architectural styles. I have also attached a conceptual site plan showing the streets and lot layout. These pictures and the site plan are included for informational purposes only.

Project Summary:

Subject Tract Area: 12.06 Acres
Current Zoning: AG, PD (RD-30) and RS-60
Proposed Zoning: PD based on SF5 with the following Special Conditions:

Buildable Residential Lots: 54

Maximum Site Density: 4.48 Lots/Acre

Minimum Front Yard Setback: 15 Feet (Garage shall be located no closer than 20')
Encroachment Zone 3-foot zone between the building setback and property
Line in which porches, footed bay windows, stoops,
Balconies and masonry faced chimneys shall be
permitted.

Residential Architectural Amenities Included:

The intent of this Planned Development is to create a wide variety of architectural texture within the public streetscape of the community. To achieve this, the following features will be implemented:

1. Accessory dwellings shall be allowed on lots less than 12,000 square feet in size.
2. No identical elevation shall be built on adjacent or opposing lots on the same street or within three consecutive lots on the same street.
3. The City's Historic Preservation Officer shall approve building elevations prior to the issuance of a building permit to ensure Key features of the selected architectural style have been included.

Each home shall incorporate a minimum of three key features of its architectural style, including:

A. Victorian

- Asymmetrical Design
- Prominent covered front porch
- Wrap-around front porch
- Varied roof lines
- Dormers
- Turned or finished wood porch columns
- Gingerbread porch or gable trim
- Maximum of three (3) exterior paint colors
- Multiple roof shingle patterns or metal.
- Multiple siding patterns
- Divided pane windows

B. Cottage

- Varying pitched roof
- Asymmetrical or symmetrical elevation
- Two-story component
- Devoid of gingerbread
- Turned wood porch columns or simple square or round columns
- Lap siding on body of house with stone, stucco or wood elements
- Small or prominent covered porches
- Divided pane windows

C. Craftsman

- Low pitched gabled or hipped roof
- Prominent covered porch
- Gables or dormers covered in shingles with body of house covered in lap siding
- Exposed rafter tails
- Tapered square columns with or without masonry pedestals
- Masonry porch base
- Divided pane windows

D. Colonial

- Symmetrical Design
- Round or square box columns
- Decorative front doorway with or without pediment
- Centered large or small portico/porch with gable or arch
- Gabled dormers symmetrically arranged on roof
- Window shutters
- Singular use of lap siding with or without brick on chimneys, foundation, porch floors, and/or front elevation
- Divided pane windows

The foregoing general terms and specifications are subject to the provisions and requirements of City Planning and building codes. I look forward to working with you in creating a residential development complimenting the Historic District of McKinney.

Respectfully,

Gary Schell

Gary Schell, its President
Vintage Place Fund, LP
By: Vintage Place Partners. LLC,
A Texas Limited Liability Company, as General Partner

By: Urban Past Development, LLC,
A Delaware Limited Liability Company, as Co-Manager